

Buying Steps



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Guidelines to buying your dream home

Buying an Ogilvie home is simple, our honest and transparent guidelines walk you through exactly what is required from finding your ideal home to moving in. All our advisors are on hand to answer any questions you may have and will steer you through the whole process ensuring that your experience is stressless and relaxed.

Once you have chosen your house style and which plot you want to buy, we can assist you, if required with the following:

- Appointing a solicitor to carry out the conveyancing for your purchase is essential, however should you require the recommendation of a solicitor, we will be happy to put you in touch with one.
- Financial advice from an Independent Financial Advisor, if you do not have anyone in mind, we can recommend a suitable independent advisor to provide free financial advice, prior to your reservation. Please ask sales manager for details.

Reservation Agreement

The next stage is formalising your reservation agreement which will hold your chosen plot and fix the price of the property for the period stipulated (usually 2–3 weeks) and making your reservation payment fee of £500. (Preferred payment method is online banking however if this is not available to you the site sales manager can advise a suitable alternative.

**70% of your reservation fee will be retained should you cancel your reservation prior to concluding the missive contract.*

Concluding Legal Missive Contract

During the fixed period your reservation agreement states, our standard, legal missive contract will be sent to your appointed solicitor. The stipulated expiration date on your reservation agreement will be the same as the date we require your missive contract to be concluded by. **These dates are extremely important** as the reservation will automatically expire & any incentive offered will be withdrawn, should the next stage of concluding the missive contract, not have been achieved, (unless a written request submitted from your solicitor to ours has been approved by our office) and the plot will be re-marketed for sale. Once you and your solicitor are satisfied with everything, your solicitor will conclude missives on your behalf. At this point the balance of the deposit will be payable which is further £1000 adding to your total deposit of £1500.

Colour Selections

With the legalities complete, **subject to build stage**, you will be invited, to a specific appointment, at the marketing suite to make your colour choices from our excellent range of standard options plus our client extras range, to finish your new home.

The appointment date agreed will be **the Final** opportunity for processing all colours and any client extras for the property (we are unable to consider **any** amendments/additions to your colour selections or chosen extras after this appointment date), however would welcome as many visits by appointment, as necessary prior to the final appointment date & time agreed.

Please be advised only our pre-approved list of extras will be considered, **subject to the build stage of the property at the time.*

Following this, we will keep you informed at intervals of the progress of your home, to monitor the build programme and anticipated entry date.

As your build progresses, we will be in a clearer position to advise on firmer, likely date for completion.

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Subject to Build Stage at Point of Reservation

Please be advised all dates discussed are 'anticipated' until passed fit for habitation by the local authority.

Prior to completion of foundations and ground floor – at this stage we will advise buyers of an anticipated calendar quarter.

When the roof is completed and the building weatherproof – at this stage, our buyer will be advised of the **anticipated** month of completion.

When the home is decorated, main services connected and passed fit for habitation by the local authority and Warranty body provider – at this stage an anticipated move-in date will be agreed with you.

When your move-in date has been finalised, your funds from your solicitor will be transferred on the agreed date.

You will receive a personal home demonstration of your new home from our site team representatives along with the keys to your new home.

On your day of settlement, you will be provided with a one month after entry form to allow you to record any minor snagging issues which will be reviewed by our site team at the end of the first month.

Details of our emergency Customer Care number will be provided for any urgent items.

Customer Notice on completion dates

Between Brexit, the Pandemic lockdowns and significant demand for products, this has created many shortages in essential materials and labour in the UK's housebuilding sector. The global supply chains are being stretched and order backlogs are now a regular occurrence. While we will continue to provide all our customers with anticipated completion dates, some delays may be encountered in the coming months because of such shortages. We apologise for any inconvenience and continue to work hard to ensure we can deliver as quickly as possible. Thank you for your patience.

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